

## **District I Advisory Board Minutes**

**July 6, 2015**

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The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19<sup>th</sup> St. N., Wichita, KS, 67207. Eight Board members, 11 staff and 35 members of the public were present (13 didn't sign in).

### **Members Present**

David Buckmaster  
Dan Heflin  
Brandon James  
Aaron Mayes  
Janice Rich  
James Roseboro  
Janet Wilson  
Bill Wynne  
Council Member Lavonta Williams  
Twila Chaloupek

### **Staff Present**

Officer Matt Lowe, WPD  
Officer Tammie Doshier, WPD  
Janet Johnson, CMO  
Lt. Chet Pinkston, WPD  
Tim Davidson, PW  
Bill Longnecker, MAPD  
Troy Tillotson, Finance  
Gary Janzen, PW  
Paul Gunzelman, PW  
Scott Knebel, MAPD  
Shawn Mellies, PW

### **Members Absent**

Beverly Domitrovic  
K.C. Ohaebosim

### **Guests**

Listed on last page

## **Order of Business**

### **Call to Order**

Meeting was called to order at 6:30 p.m.

### **Approval of Agenda**

Motion to approve the agenda submitted. **Motion carried 10:0.**

### **Approval of Minutes**

Motion to approve the minutes submitted with one correction. **Motion carried 8:0.**

### **Public Agenda**

### **Agenda Items**

None

### **Off Agenda Items**

None

## **Staff Reports**

### **Fire Report**

No report

### **Police Report**

**Officer Tammie Doshier, Patrol South 25 Beat**, gave a statistical report on crime in the 21, 22, 23 and 25 Beats. There were no significant trends, other than 32 larcenies to automobiles – primarily occurring in Old Town. **Doshier** reminded everyone not to leave valuables in plain view in their vehicles.

**Officer Matt Lowe, Patrol East, 31 Beat**, also gave a statistical report on crime in the East Bureau. There were no significant trends to report on.

Action Taken: **Receive and File.**

## **New Business**

### **21<sup>st</sup> and Oliver design concept**

**Paul Gunzelman, Public Works Engineering**, presented the design concept. The intersection of 21<sup>st</sup> Street and Oliver is currently signalized with single left turn lanes on all approaches and free-flowing right turn lane for westbound traffic that can cause safety issues with pedestrian traffic. The intersection is in need of upgrades in conjunction with the development of Wichita State's Innovation Campus and the anticipated increase in traffic counts. The design concept of the proposed improvements being considered consist of the following:

- New traffic signals, brick crosswalks and connections to existing sidewalks;
- Dual left turn lanes on all approaches; and
- Dedicated right turn lanes on all approaches
- 10' wide multi-use path on the west side of Oliver

The intersection will be open to traffic throughout construction in at least one direction; left turns at the intersection will be prohibited. Construction is planned to begin in spring 2016 and be completed in late 2016. The proposed 2015-2024 CIP includes funding in the amount of \$500,000 for 2015 and \$3,500,000 for 2016 for total of \$4,000,000. The funding source is General Obligation Bonds.

A number of concerns were expressed by DAB members and citizens:

DAB: The brick crosswalks don't hold up. At 13<sup>th</sup> and Grove they are already washing out. Wouldn't it be better and more cost effective to just go with paving the crosswalks?

DAB: This was an extremely fast turnaround on this project – how did this happen so quickly? A: Other projects were re-prioritized.

Citizen: This design indicates you will be taking part of our property. Our project was denied partly due to concerns about increased traffic and maintaining the residential nature of the neighborhood. What you are proposing does both of these things. We are not in favor of this.

Citizen: When this was initially unveiled, we were told the widening of the street would occur on the WSU and commercial side of the street, not on the residential side. Oil and sediment will be washing into our lake. It's a big disappointment that what we were told isn't what's going to happen.

Church representative: How much of our land are you taking? A: Approximately a 10' corner cut.

Citizen: How did we get to this point? Why aren't you taking it off the northeast corner? A: Because that would make the intersection off by a ½ a lane.

Citizen: I think this is going to impact the ingress and egress at the Kwik Shop going in.

DAB: Would what you are taking at the church impact their drives? A: No.

DAB: I think the fast track on this needs to slow down. We don't need the community thinking that WSU shored this down their throat.

DAB: Can we slow this down so we can get something that the community and the DAB can live with?

Citizen: Who did you talk to about this project? We feel very betrayed.

Gary Janzen City Engineer said: There apparently was a communication gap on our end that needs to be addressed. We can come back if you want us to, but our number one concern is public safety and WSU is going to expand regardless. Therefore, we've got to accommodate that.

Citizen: I feel like we've been stabbed in the back. Our commercial project was denied so the area would continue to feel residential – with all this additional traffic, it's not going to feel like that.

Two groups requested a meeting with Public Works Engineering. Janzen said they would get those set up.

**Action Taken: Wilson/Roseboro made a motion to defer the item until next month. Motion carried 8-0.**

### **Improvements to Oliver, 17<sup>th</sup> to 19<sup>th</sup> Street North**

**Paul Gunzelman, Public Works Engineering**, presented the design concept. 17<sup>th</sup> Street and Oliver Avenue are both currently four lanes, and the intersection is a signalized "T" intersection that lacks dedicated turn lanes. The intersection will need to be improved to accommodate the development of Wichita State's Innovation Campus and the anticipated increase in traffic counts. The design concept includes the following improvements:

- New traffic signals, brick crosswalks and connections to existing sidewalks;
- A left turn lane for southbound and northbound traffic;
- A right turn lane for southbound traffic;
- 17<sup>th</sup> Street leg of the intersection will be three lanes and driveway approach to the cemetery will be aligned with 17th
- A 10' wide multi-use path on the west side of Oliver

The intersection will be open to traffic throughout construction in at least one direction; left turns at the intersection will be prohibited. Construction is planned to begin in spring 2017 and be completed in late 2017.

The proposed 2015-2024 CIP includes funding in the amount of \$500,000 for 2015 and \$2,000,000 in 2017 and 2018 for a total of \$4,500,000. The funding source is General Obligation Bonds.

Comments and questions:

DAB: Will there be a signal light at 18<sup>th</sup>? A. Not initially, but it could be added later if it's needed.

DAB: I think it's a mistake to go from four lane to three lane.

DAB: Do you have all the property acquired that you need? A. No, there is still some needed around the southwest corner of Oliver.

DAB: Why are you going down from four lanes to three? A. That decision was based on the traffic studies.

Citizen: I get the feeling Dr. Bardo is wanting to keep traffic out of that area.

**Action Taken: Mayes/James made a motion to recommend approval of the proposed design concept. Motion passed 8:0.**

**CON2015-00020 - Conditional Use for a FM radio broadcast system**

**Bill Longnecker, Metropolitan Area Planning Department**, presented this request. The applicant, Three Angels Seventh-Day Adventist Church, is seeking a Conditional Use to permit the construction of a 100-foot tall, lattice tower and equipment for a FM radio broadcast system on the LC Limited Commercial zoned west portion of their 9.78-acre property; Lot 1, Three Angels Addition. The "Wireless Communication Master Plan" (WCMP) defines a FM/AM radio broadcast system as a wireless communication facility. The WCMP allows administrative permits on LC zoned properties for new undisguised ground-mounted wireless communication facilities of up to 120 feet in height that comply with the compatibility height standards of the "Unified Zoning Code" (UZC) and are designated on the "Properties Eligible for an Administrative Permit for a Wireless

**Action Taken: Mayes/Wilson made a motion to recommend approval of the conditional use permit. Motion passed 8:0.**

**CON2015-15 City Conditional Use request for a nightclub on LI Limited Industrial zoned**

**Bill Longnecker, Metropolitan Area Planning Department**, presented the request. He explained that a prior application for the same change several years ago had failed. The applicant, Armando Michel (applicant/owner) Ted Knopp (agent), is proposing a nightclub in the city and an as needed event center for weddings, anniversaries, graduations, company celebrations, art shows, concerts and similar events on the LI Limited Industrial zoned site. The property is generally located west of Hydraulic Avenue, between Indiana and Cleveland Avenues on the north side of Central Avenue; see Exhibit B. These events could have the serving of food and cereal malt beverage or alcoholic liquor. The possibility of the on-site serving and consumption of cereal malt beverage or alcoholic liquor and music and dancing defines the request as a nightclub in the city. Nightclubs are a permitted use in the LI zoning district. However, if a nightclub is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district the Unified Zoning Code (UZC) requires consideration of a Conditional Use. A LI zoned church abuts the northwest side of the site and B Multi-Family Residential zoned single-family residences are located 65 feet east of the site, across Cleveland Avenue, thus the Conditional Use request. Approval of a nightclub would allow the applicant unlimited liquor sales. Approval of a night club would appear to allow the first nightclub along this section of Central Avenue, as defined by Hydraulic Avenue on the east side to the raised railroad tracks and Santa Fe Avenue on the west side. The applicant presented a number of letters of support from neighborhood businesses.

The DAB and citizens had a number of questions and concerns:

DAB: What time would the close? A: With the permit, it allows for 2 a.m.

DAB: Does the owner have a club currently? A: No.

DAB: The building looks terrible, are there plans to fix it up? A: Yes, there is a plan to stucco it.

DAB: Can't you have an event center or venue without having it be a nightclub? A: Yes, but we felt like if the owner had control over the liquor sales it would be less problematic.

DAB: Is the applicant willing to close earlier? A: Don't know, haven't discussed that with him.

DAB: I have an issue with music being this close to a residential area.

Citizen: We do not want this in our neighborhood. We've already had lots of problems with two after hour's clubs and we've had two homicides related to them.

Citizen: The inside of the building is amazing and it won't be a typical "nightclub," it will be a place for things like weddings and quinceaneras.

Citizen: They are already operating and there are already issues including not enough parking. Last weekend a lady was hit by a car. We've lived in our house for 24 years and we don't want this in our neighborhood. There are a lot of unsupervised children association with this venue and we are asking that you not approve it.

Citizen: Parking has been an issue there for the past several months and there has been a lot of speeding. Last Saturday I woke up at midnight and the place was packed and very noisy. The door was open and we could hear the music. We are completely opposed to this and believe there is a location about five blocks away that would be perfect – called Old Town.

DAB: Were you aware of the noise concerns? A: Yes we need to fix the doors so that they automatically close and don't stand open.

DAB: What is the status of the location now? A: There's a full service restaurant there.

DAB: Are they currently in violation of the zoning? A: Longnecker said he didn't know, but there are some building code violations that need to be addressed.

DAB: I noticed that all the letters of support are from businesses in the area who aren't present at night; there are no letters of support from residents.

**Action Taken: Wilson/Wynne made a motion that the conditional use be denied. Motion carried 8-0.**

#### **Preliminary Budget Overview: 2016-2017**

**Troy Tillotson, Finance Department,** presented the proposed budget overview. The City Manager is in the process of coordinating the development of the 2016-2017 Proposed Budget. To date, a City Council workshop and two Social Media Town Hall events have helped define priorities and develop ideas to incorporate into the budget. Additional community input is being sought at District Advisory Board meetings to define final priorities and ideas that will ultimately be incorporated into the 2016-2017 Proposed Budget.

This meeting will provide an overview of the current financial environment, with a review of City revenue and expenditures trends, as well as financial projections relative to the development of the 2016-2017 Proposed Budget. Further input and discussion will be sought on appropriate service levels and priority areas. The 2016-2017 Proposed Budget will be presented after all input and discussion has been evaluated and recommended changes are made. A public hearing and budget adoption will follow in August 2015.

The operating budget will be presented to the City Council on July 14, a public hearing will be held on August 4, and the budget will be adopted on August 11<sup>th</sup> in order to be in compliance with state law.

Comments and questions:

DAB: Can you use the reserve to pay down the debt? A: Yes and we are looking at that.

DAB: Besides the Town Hall Social Media what other outreach are you doing? A: tweets, meetings, etc.

DAB: Even if you can't fill all the police officer positions, I want them kept on the books.

DAB: I am in favor of raising the mill levy.

**Action Taken: Provide feedback**

#### **Board Agenda**

##### **Updates, Issues and Reports**

Several announcements were made regarding community events and educational and employment opportunities.

Council Member Williams reviewed the items on the next day's City Council agenda.

#### **Adjournment**

**Motion to adjourn was made and seconded. Motion carried.**

The next District I Advisory Board meeting will be held at 6:30 p.m., Aug. 3, 2015, at the Atwater Neighborhood Resource Center, 2755 E. 19<sup>th</sup> St. N.

#### **Guests**

Donald Hogg  
Steve Riley  
Marcia Nance  
Carolyn Austin  
Michael Wilson  
Janet Radig  
John Radig  
Brandon Johnson  
Elise Bias  
Janet Diggs  
Julia Falke  
Steve Falke  
Bonita Gooch

Rip Gooch  
Prisca Barnes  
Ray Shellman  
Allison Shellman  
Scott Langerberg  
Djuan Wash  
Billy Williams  
Armando Michel  
Ted Knopp